

Scope of Rodeo Grounds/Specific Plan Comments:

A Specific Plan should not have special exemptions which would contrast with the Mono County Master Plan. I also believe that any Specific Plan entered into should speak to and compliment the Mono County Master Environmental Assessment plan (MEA), as I believe the MEA is a realistic evaluation of the present condition of the county's infra-structure and addresses what areas will need change/improvement in the future, specifically the county's financial status.

Questions upon review of Intrawest's plan are:

Building heights for a 90 foot Hotel site.. this seems a bit out of proportion to what is the current silhouette of the area. The families who visit the Loop do so because of it's small town quality. The style set by Interlaken seems more appropriate and less intrusive. Intrawest's basic Resort concept may 'appear' okay on paper but in reality it may look more like an extension of the new North Village in Mammoth Lakes.

Density Transfers at the option of the developer (page 14, Para. 5.1.1) should not be allowed in the new plan. Once the new specific plan is in place the use/density should not be changed. Commercial and residential should be defined and located within that plan and as such later on may not be altered without re approaching the County. Simple Lot line adjustments of 10% of less excluded

Water, Electrical, and Air : Water is not endless in June Lake. Apparently the supply of electricity is limited. Air quality from wood burning and auto emissions should also be addressed.

Developers Fees: Developers fees should go directly into a fund earmarked for the June Lake Loop rather the County general fund. Such monies should be spent on designated village improvements ie county roads, and any other public projects as needed.

Public Services: Such as the addition of more Sheriffs , developer may look to private security for the project as a substitution.

Additional Community projects on-site at the Rodeo grounds: New Down Canyon fire station, a medical arts building and emergency helicopter Pad.

Phased growth: as called out in the Specific Plan is best. Which phase should come first? this should also be addressed.

Wild Animal and migration areas: Should also be addressed if applicable.